WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Alan J Caudell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/26/2000
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/11/00 11:08 2pgs
Fees:11.00 Taxes:320.05
20000911-0089586

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan J. Caudell	Southeastern Mortgage of Tennessee	MAP 59
(NAME) 674 Ewing Drive	(NAME) 115 29th Avenue South	PRCEL 112
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37212	13DA-26645
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carl E. Ward , An Unmarried Person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN J. CAUDELL AND CARL S. BOWEN, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded map showing the subdivision of part of Marshall Waters Land,described according to a survey made by Erle Drake, County, Surveyor, April 14 and 15, 1936, as follows:

Beginning in the center of Ewing Creek road at the corner of Lot Nos 8 and 9; thence with the line between said two lots, South 4 deg. West 517 feet to the corner of Lot Nos 9 and 12; thence with the line between said two lots, North 89 deg. 30 min. West 100 feet to the corner of Lots 9 and 10; thence with the line between said two lots, North 5 deg. East 490 feet to the center of Ewing Creek Road; thence with the center of said road, North 75 ¼ deg. East 100 feet to the beginning, containing 1.09 acres, more or less.

Being the same property conveyed to Carl E. Ward by Warranty Deed from Timothy R. Overton, married, as his sole as separate property of record in Instrument No. 200003090024437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 674 Ewing Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of August, 2000.

Carl E. Ward

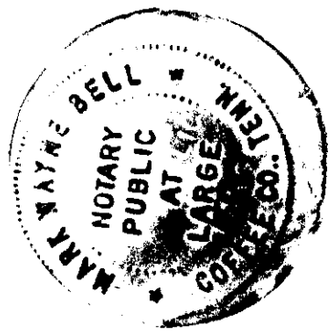
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl E. Ward, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2000.

My Commission Expires: 9/26/2000

Notary Public



File Number200008152
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027